
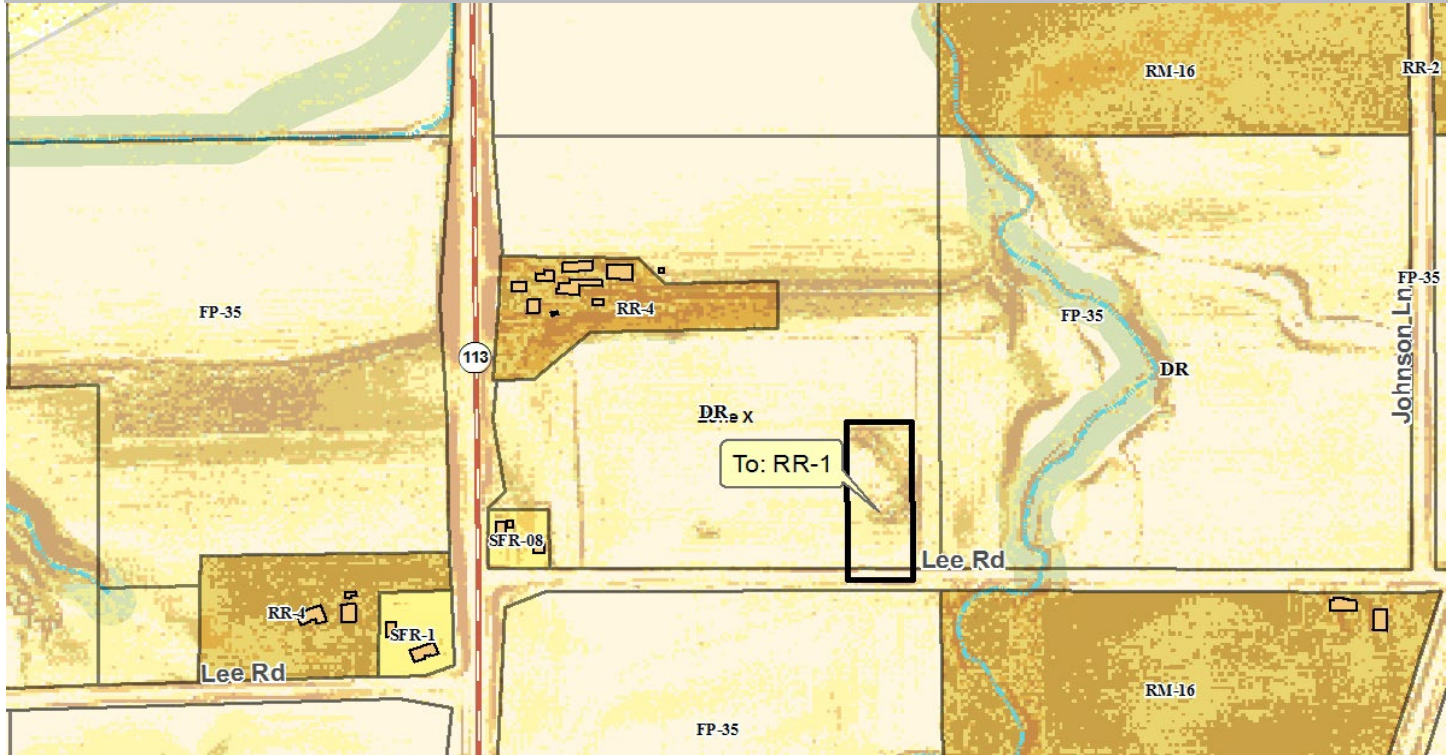


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 22, 2020		Petition 11584
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO TDR-S/TDR-R & RR-1 Rural Residential District		<i>Town/Section:</i> DANE, Section 11
	<i>Size:</i> 1.8 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> DL DEANS FARMS LLC
	<i>Reason for the request:</i> Creating a residential lot through a transfer of development right		<i>Address:</i> EAST OF 5868 LEE ROAD



DESCRIPTION: The applicant would like to transfer a Housing Density Right from section 14 to section 11 (pictured above) in the Town of Dane in order to build a home. The source parcel is a 40-acre farm field (part of a much larger farm) and the destination is a small wooded patch on a farm, see the inset map for transfer details.

OBSERVATIONS: The destination farm was deed restricted as part of DCPREZ-2019-11510 when it was determined, all splits were exhausted on the farm. The attached density study shows there is an available Housing Density Right on the source 150-acre farm in section 14 to transfer. An untilled area (woods) on the destination farm will serve as the newly created residential lot.

Standard Dane County TDR process will be followed.

1. The proposed 1.8-acre parcel in section 11 will be rezoned to RR-1 and (overlay) TDR-R along with filing of deed notice.
2. The 40-acre parcel in section 14 will be rezoned to (overlay) TDR-S along with filing of an agricultural easement documents.

TOWN PLAN: The proposal (both sending and receiving areas) is in the agricultural preservation area of the Town. The Town has a one home per 35 acres density policy. The Town also has a transfer of development rights program within the Town of Dane only.

RESOURCE PROTECTION: There appear to be no significant resource protection areas on the proposed new residential parcel.

STAFF: The proposal is consistent proposed zoning and the Town and County comprehensive plans. **Staff recommends approval conditioned on the recording of deed notices and agricultural easement to support the County TDR zoning.** Any questions about this petition or staff report please contact Curt Kodl at (608)266-4183 or kodl@countyofdane.com

TOWN: The Town approved on 8/3/2020 with no conditions.

